



Edmonton Alberta

\$404,700

Loaded with upgrades and features, this well-maintained 1,262 sq ft home is perfect for families! The inviting living room with a brick fireplace offers a warm space to relax or entertain. The kitchen showcases white cabinetry, updated backsplash, upgraded countertops, stainless steel appliances, and a double sink overlooking the backyard. Upstairs features 3 spacious bedrooms, an updated main bath, and a convenient 2-piece ensuite. The fully developed basement includes a large rec room, plus a pool table that stays. Rough-in plumbing is in place for a future third bathroom. Major updates include roof and furnace (2024) and a brand new hot water tank. Additional upgrades include updated lighting, newer exterior doors, some windows, concrete front steps, and fencing. The heated triple garage (24x30) with 220V wiring is a mechanic's dream. Enjoy the spacious deck with hot tub (pump needs replacement) on a 55'x120' lot. (id:6769)

Family room 12'7 x 32'

Bedroom 4 15' x 10'4

Other 8' x 14'3

Utility room 15' x 11'9

Living room 12' x 19'1

Dining room 9'10 x 9'1

Kitchen 16'11 x 12'8

Primary Bedroom 12'4 x 12'

Bedroom 2 8' x 12'

Bedroom 3 8'10 x 15'6

Listing Presented By:



Originally Listed by:
MaxWell Polaris



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.